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Fairfax Close, Newtoft

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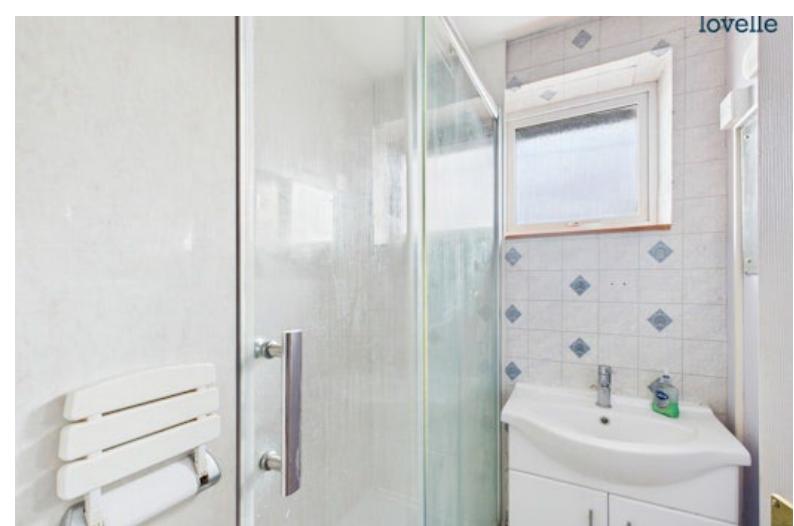
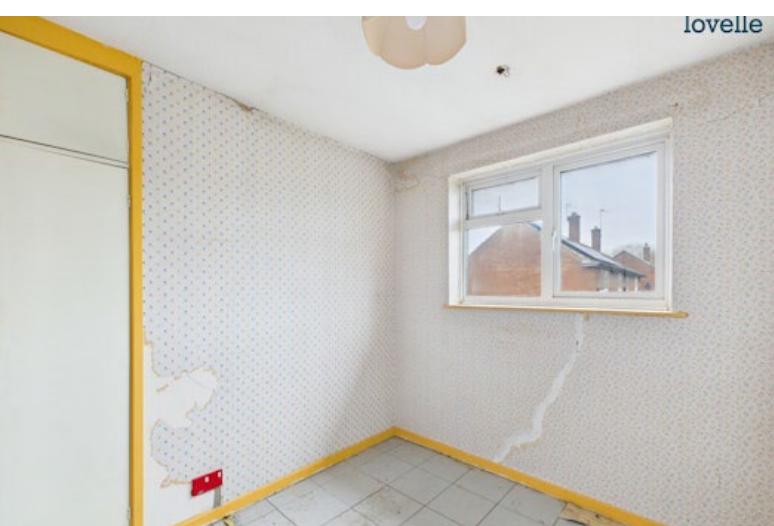
£90,000



RENOVATION PROJECT WITH LOTS OF POTENTIAL. Situated in the popular Village of Newtoft, this spacious property comprising entrance hall, lounge diner, kitchen, side porch, 3 bedrooms, shower room & wc offers an exciting project. With gardens front & rear & Garage. **NO ONWARD CHAIN**

Key Features

- End Terraced House
- Renovation Project
- Popular Village Location
- Entrance Hall, Lounge Diner, Kitchen
- 3 Bedrooms, Bathroom & WC
- Generous Corner Plot
- EPC rating TBC
- Tenure: Freehold



This three-bedroom end-terrace property presents an exciting opportunity for investors, developers, or anyone looking to put their own stamp on a home. Situated in a popular residential area, the property offers a generous layout and a spacious rear garden, all within easy reach of local amenities, schools, and transport links. The accommodation comprises an entrance hall, lounge diner, kitchen, utility, three well-proportioned bedrooms, and a shower room with separate WC. While the property does require full modernisation throughout, it offers great scope to add value and create a stylish home or investment. Externally, the property benefits from side access and a larger-than-average garden, ideal for future landscaping or potential extension (subject to planning permission). This is a fantastic chance to transform a blank canvas into something truly special. Early viewing is recommended to fully appreciate the potential on offer.

Situation

Newtoft is a charming rural hamlet which lies just 4.9 miles from Market Rasen & 13.7 miles from Lincoln. Newtoft further benefits from transport links to Faldingworth Primary School, De Aston Secondary School and Normanby By Spital primary school. Newtoft also has a Social Hall which holds a range of activities including a regular toddler group and is also available for private hire, the local park also provides regular football matches for the local clubs.

Entrance Hall

1.18m x 3m (3'11" x 9'10")

uPVC entrance door, adjoining side screen, radiator and stairs to first floor accommodation

Lounge Diner

4.04m x 5.29m (13'4" x 17'5")

double glazed window to rear aspect, laminate flooring and radiator

Kitchen

4.03m x 2.23m (13'2" x 7'4")

a range of fitted wall and base units, stainless steel sink unit, space and plumbing for washing machine, space for cooker, radiator, tiled splash backs, double glazed window to rear aspect and uPVC rear entrance door

Side Porch

1.23m x 2.21m (4'0" x 7'4")

uPVC entrance door, fitted wall units, and under stairs storage

Landing

0.92m x 3.12m (3'0" x 10'2")

double glazed window to front aspect, roof void access and airing cupboard housing hot water cylinder

Bedroom 1

2.68m x 4.69m (8'10" x 15'5")

double glazed window to rear aspect, radiator and fitted wardrobes

Bedroom 2

2.62m x 3.82m (8'7" x 12'6")

double glazed window to front aspect, radiator and fitted wardrobes

Bedroom 3

2.65m x 2.23m (8'8" x 7'4")

double glazed window to rear aspect and fitted wardrobes

Shower Room

1.65m x 1.45m (5'5" x 4'10")

vanity hand wash basin, shower cubicle, tiled splash backs, vinyl flooring, heated towel rail and double glazed window to front aspect

WC

1.44m x 0.78m (4'8" x 2'7")

low level WC, tiled splash backs, vinyl flooring and double glazed window to front aspect

Gardens

occupying a generous corner plot

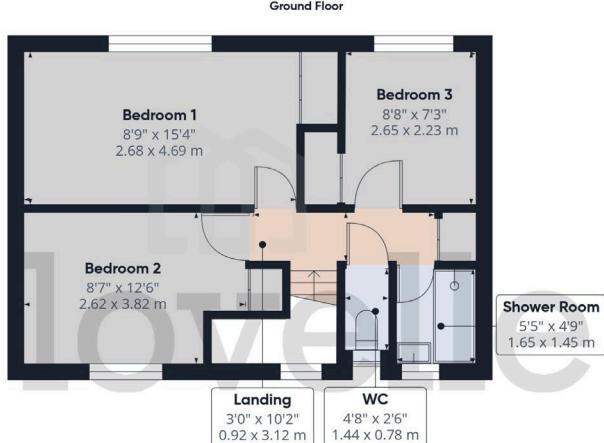
Garage

Situated in a block of garages.

Agents Notes

These particulars are for guidance only. Lovelle Estate Agency, their clients and any joint agents give notice that:- They have no authority to give or make representation/warranties regarding the property, or comment on the SERVICES, TENURE and RIGHT OF WAY of any property.

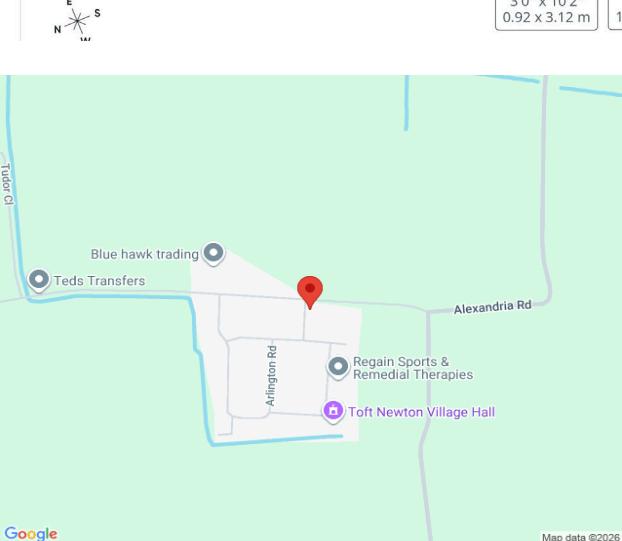
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Approximate total area⁽¹⁾
811 ft²
75.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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